

**South Goa Planning &
Development Authority.**



Ph:2731781

Ph:2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref: - SGPDA/P/5828 / 1286 / 23-24

Date: - 20 / 11 / 2023

COMPLETION ORDER

Completion is hereby certified for the building having parking on basement floor, stilt parking and 3 shops on ground floor for commercial use, 2 flats each on 1st to 6th floor, 1 flat each on 7th & 8th floor for residential use located in the land situated at Comba, Margao in the Plot bearing Chalta No. 93 & 94(Part) of PTS No. 214 as per the Development Permission issued vide order no. SGPDA/P/5828/688/22-23 dated 16.08.2022.

Completion Certificate issued on 01/11/2023 by Registered Architect, Mr. Rajeev M. Sukhthanker, Reg. No. AR/0028/2010.

Completion of Development checked on 16/11/2023 by Mr. Rohan H. Navelkar, Building Inspector.

Structural Stability Certificate issued on 30/10/2023 by Registered Engineer, Mr. Damodar V. Shanbhag, Reg. No. SE/0038/2010.

This order issued with the following conditions: -

- (a) The use of buildings should be strictly as per approval granted.
- (b) All parking spaces/garages if any should be used for parking of vehicles only and should not be converted for any other use.
- (c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality on presentation of this order.
- (d) This order is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be verified by the Municipality before issuing Occupancy Certificate.
- (e) As regards to the validity of Conversion Sanad, renewal of licence, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (f) The Completion Order issued is from the planning point of view only as regards to structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Member Secretary and his all officials are indemnified and kept indemnify forever against any civil and or criminal liabilities and for any kind of liability,

- (g) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (h) No alteration/changes shall be carried out in the constructed and completed building, subsequent to issue of this Completion Order, the local authority shall confirm about the same.

Rohan H. Navelkar
20/11/23

(Rohan H. Navelkar)
Building Inspector



Shaikh Ali Ahmed
20/11/2023

(Shaikh Ali Ahmed)
Member Secretary

To,
Mr. Shankar Damodar Lotlikar & Brothers,
C/o. Rajeev Sukthankar, (Architect),
F-1, 1st Floor, Fatima Chambers,
Near Fatima Convent,
Margao-Goa.

Copy to: -

- a) Chief Officer, MMC, Margao- Goa,
- b) Office Copy
- c) Guard file.